

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/59 Fulton Street, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,155,000

### Median sale price

Median price \$890,000

Property Type Townhouse

Suburb Clayton

Period - From 25/08/2024

to

24/08/2025

Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/29 Banksia St CLAYTON 3168	\$1,056,000	09/08/2025
2	3/10 Fortuna St CLAYTON 3168	\$1,120,000	07/06/2025
3	1/1 Dunstan St CLAYTON 3168	\$1,071,000	17/05/2025

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/08/2025 10:37



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5   3   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**Median Townhouse Price**  
25/08/2024 - 24/08/2025: \$890,000

## Comparable Properties



**3/29 Banksia St CLAYTON 3168 (REI)**

Agent Comments

4   3   2

**Price:** \$1,056,000  
**Method:** Auction Sale  
**Date:** 09/08/2025  
**Property Type:** Townhouse (Single)

**3/10 Fortuna St CLAYTON 3168 (REI/VG)**

Agent Comments

5   4   2

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 07/06/2025  
**Property Type:** Townhouse (Res)



**1/1 Dunstan St CLAYTON 3168 (REI)**

Agent Comments

4   3   2

**Price:** \$1,071,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 204 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222



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